

property details **approval form**

91 Warren Hill Road, Birmingham, West Midlands, England, B44 8EU

Date: 23 July 2026

Property Ref and Version: GRB112828 - 0004



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£300,000

Tenure: Freehold

>> **key features**

- > Three Bedroom Semi-Detached Home
- > Perfect Choice for Families
- > Near to Schools, Transport Links and Amenities
- > Through Lounge Diner
- > Separate Versatile Study Room Downstairs
- > Large Rear Garden and Driveway Parking
- > Potential for Extension STPP
- > Viewing Highly Recommended
- > EPC Rating: D

>> **short description**

THREE BEDROOM SEMI-DETACHED HOMEQUIET RESIDENTIAL ROAD***PERFECT CHOICE FOR FAMILIES***THROUGH LOUNGE DINER***MODERN FITTED KITCHEN***VERSATILE STUDY ROOM DOWNSTAIRS***LARGE REAR GARDEN***POTENTIAL TO EXTEND STPP***VIEWING HIGHLY RECOMMENDED***

>> **long description**

Situated in the popular residential Warren Hill Road, this fantastic three-bedroom semi-detached home is ideally located close to a range of local amenities, including shops, supermarkets, parks and leisure facilities. Families will appreciate the selection of nearby schools, including primary and secondary options, while excellent transport links provide convenient access to Birmingham City Centre, Sutton Coldfield, Walsall and the wider motorway network.

The property offers a modern and spacious accommodation throughout. The ground floor briefly comprises an entrance porch, welcoming hallway, a generous lounge/dining room, a modern fitted kitchen and a separate versatile reception room that can be used as a home office, sitting room, or playroom.

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To the first floor are three bedrooms to include two generous size double rooms and a third single room, perfect for a child's room or walk in wardrobe, and a family bathroom.

Externally, the property benefits from a large rear garden offering excellent outdoor space. The generous plot also provides exciting potential for further extension, subject to the necessary planning permissions being obtained.

The property further benefits from double glazing and gas central heating throughout.

To the front of the property is a driveway providing off road parking for multiple cars.

This is a fantastic opportunity to purchase a move in ready family home in a convenient and well-established location.

>> **directions**

>> **Agent Note**

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>> room description

Agent Note

Council Tax Band is C.

Entrance Porch

UPVC entrance porch with censored lights and composite front door

Study

Downstairs, double glazed window to front and central heating radiator.

Lounge

Through lounge, double glazed bay window to front, double glazed bay window to rear and two central heating radiators.

Kitchen

Double glazed window, door to rear garden, sink and drainer, integrated washing machine, microwave, dishwasher, double oven, fridge freezer, hob, extractor and gas hob.

Bedroom One

Large double room, double glazed bay window and central heating radiator.

Bedroom Two

Double room, double glazed bay window, fitted wardrobe and central heating radiator.

Bedroom Three

Single room, double glazed window and central heating radiator.

Bathroom

Double glazed frosted window, bath tub with shower over, separate shower, wc, hand wash basin and central heating radiator.

Rear Garden

Paved and lawn with shed to rear.

Parking

Full dropped kerb, full width of driveway.

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>> **room description**

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>> **property images**



Your Shipways office: 905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN
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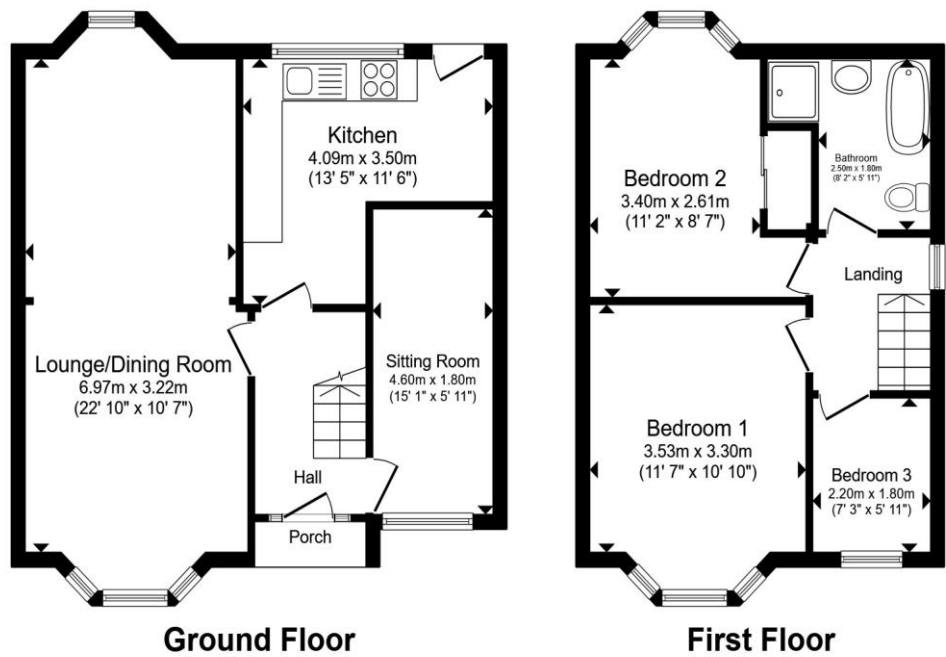
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>> floor plan



Total floor area 87.7 m² (944 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Lauren Bennett		
Mrs D.C. Murchington		